

City of Alexandria, Virginia

MEMORANDUM

DATE: JULY 25, 2012

TO: CHAIRMAN AND MEMBERS OF THE
OHAD BOARD OF ARCHITECTURAL REVIEW

FROM: AL COX, FAIA, HISTORIC PRESERVATION MANAGER

SUBJECT: 277 SOUTH WASHINGTON STREET, BAR CASE #2012-0198

At the July 11, 2012 hearing the Board deferred the application for signage and alterations for an ATM, requesting that the applicant return with a more appropriate proposal that included the relocation of the proposed ATM to the Duke Street elevation and external illumination for the signage rather than halo illumination.

After the Board's deferral, the applicant responded to the Board's comments with a revised submission. The applicant remains concerned about relocating the ATM to the Duke Street elevation for safety reasons. Instead, the applicant proposes to maintain the existing paired doors and create an ATM vestibule. The applicant has eliminated the halo illumination and instead proposes to use targeted mini spotlights on the channel letters. The applicant has added a hanging sign on the South Washington Street elevation, which will measure approximately two feet by two feet four inches (4.67 square feet) and include the eagle motif and reads "EagleBank."

ANALYSIS

Staff supports the proposed revisions. The relocation of the ATM to a vestibule is a preferred alternative and, because it will be located more than four feet on the interior, the ATM and related signage on the interior do not require BAR review. Therefore, the ATM has been removed from the application. While Staff supported the originally proposed halo illumination, the use of targeted mini spotlights is appropriate on this building and a type of lighting that Staff can administratively approve for signage that can be administratively approved. The addition of the hanging sign relates to the business located to the north, Society Fair, and contributes to the pedestrian scale of this block.

While a comment was made by a Board member that the applicant should consider installing copper canopies, similar to what has been installed at the retail space to the north, Society Fair, the applicant believes that such a scheme would conflict with their overall design intention. While beyond the Board's purview, the applicant proposes vaulted interior ceilings with high-end pendants and believes that exterior canopies would block or obscure such details. Staff also believes that the well-detailed canopies at Society Fair are appropriate at the current location but does not think that they necessarily need to be applied at all the ground-floor tenant spaces on this building.

The National Park Service has also commented that the retention of the doors and the reduction of exterior alterations adequately address their previous concerns.

STAFF RECOMMENDATION, JULY 25, 2012: Staff recommends approval of the revised application, as submitted.

ATTACHMENTS

1 – Updated Supporting Materials

2 – Previous Staff Report for BAR2012-0198 with original application materials



EAGLEBANK: ALEXANDRIA
 277 S. WASHINGTON ST.
 ALEXANDRIA, VA 22314
TENANT BUILD-OUT

PROJECT:

TITLE:
 DATE:
 FILE NAME:

SITE PLAN
 17-JUNE-2012

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1 SITE PLAN
 A1 NOT TO SCALE



PHOTO: CORNER OF DUKE & WASHINGTON
 NOT TO SCALE



PHOTO: ELEVATION @ WASHINGTON
 NOT TO SCALE



PHOTO: OPPOSITE CORNER OF BLDG
 NOT TO SCALE

EAGLEBANK: ALEXANDRIA
 277 S. WASHINGTON ST.
 ALEXANDRIA, VA 22314
 TENANT BUILD-OUT

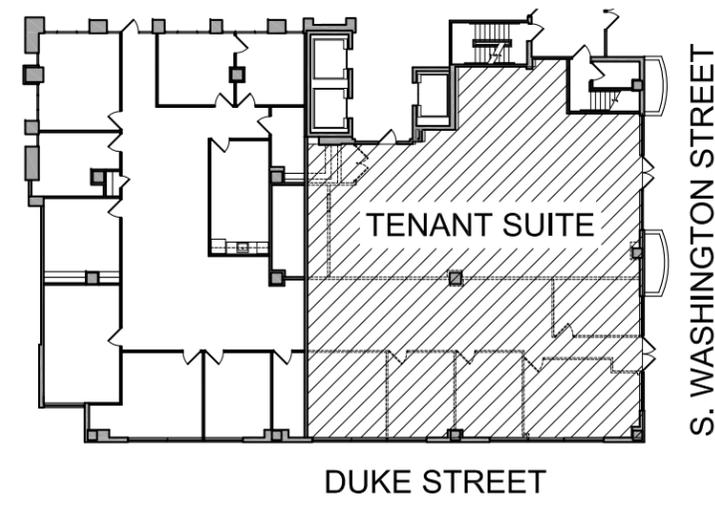
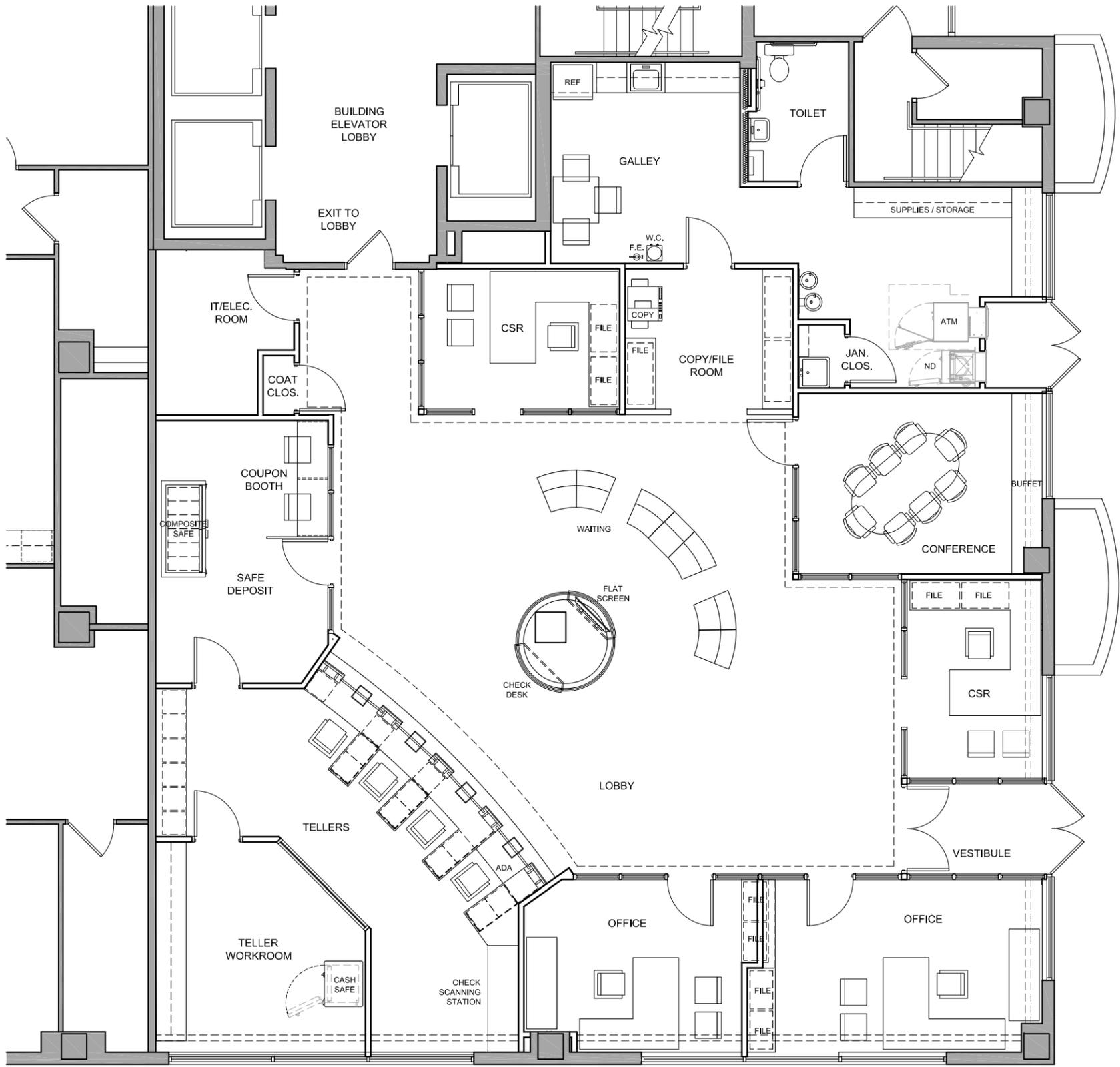
EXISTING PHOTOS
 17-JUNE-2012

PROJECT:
 TITLE:
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 FILE NAME:

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A2

SHEET 2 OF 6



KEY PLAN
NOT TO SCALE

1
A3

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY KW
SDPFAL.DWG 0 40 80 120 160



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TENANT BUILD-OUT

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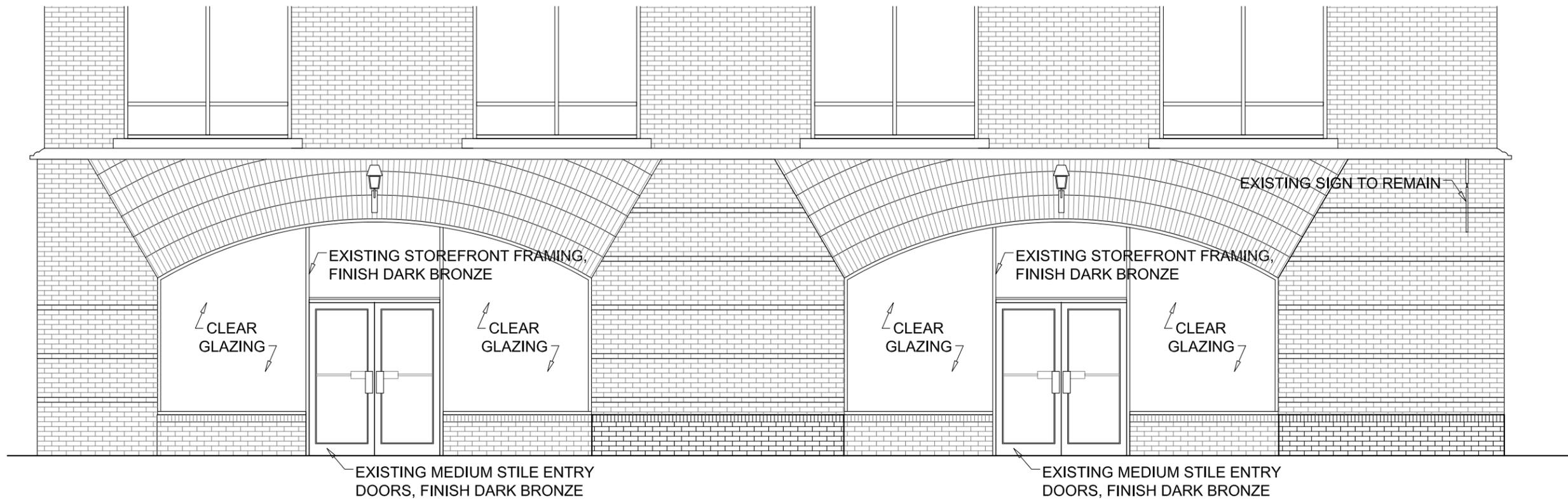
S. WASHINGTON STREET

DUKE STREET

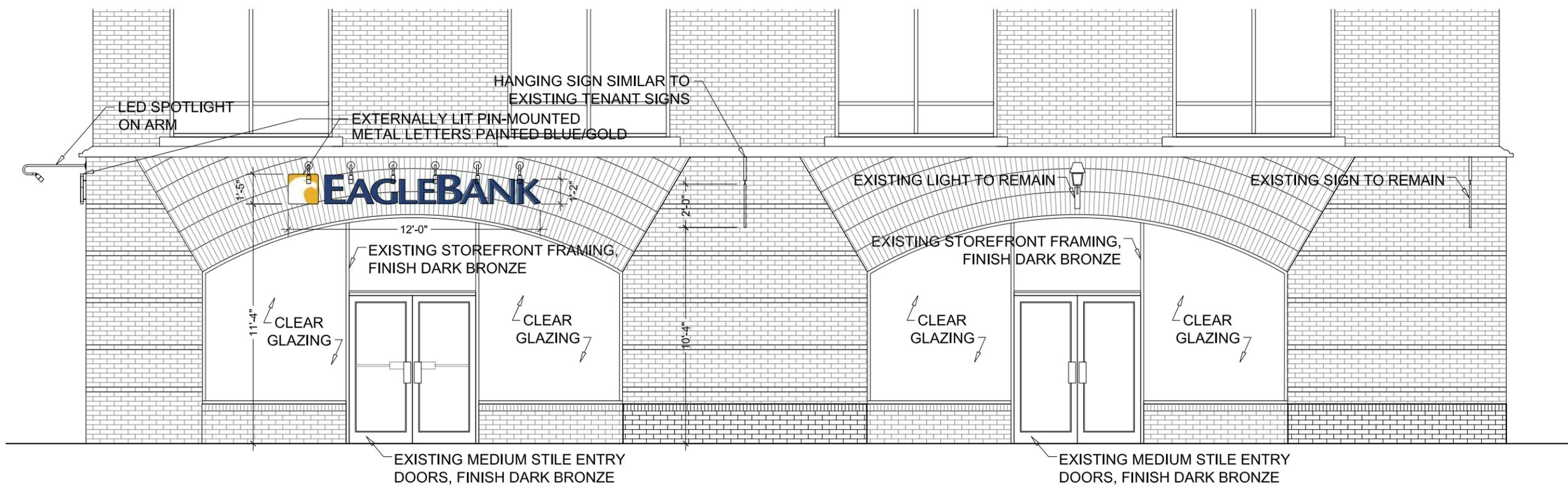
A3

SHEET 3 OF 6

PROPOSED FLOOR PLAN - REV
17-JULY-2012



1
A4 **WASHINGTON ST. ELEVATION: EXISTING**
SCALE: 3/16" = 1'-0"



2
A4 **WASHINGTON ST. ELEVATION: PROPOSED**
SCALE: 3/16" = 1'-0"

EAGLEBANK: ALEXANDRIA
277 S. WASHINGTON ST.
ALEXANDRIA, VA 22314
TENANT BUILD-OUT

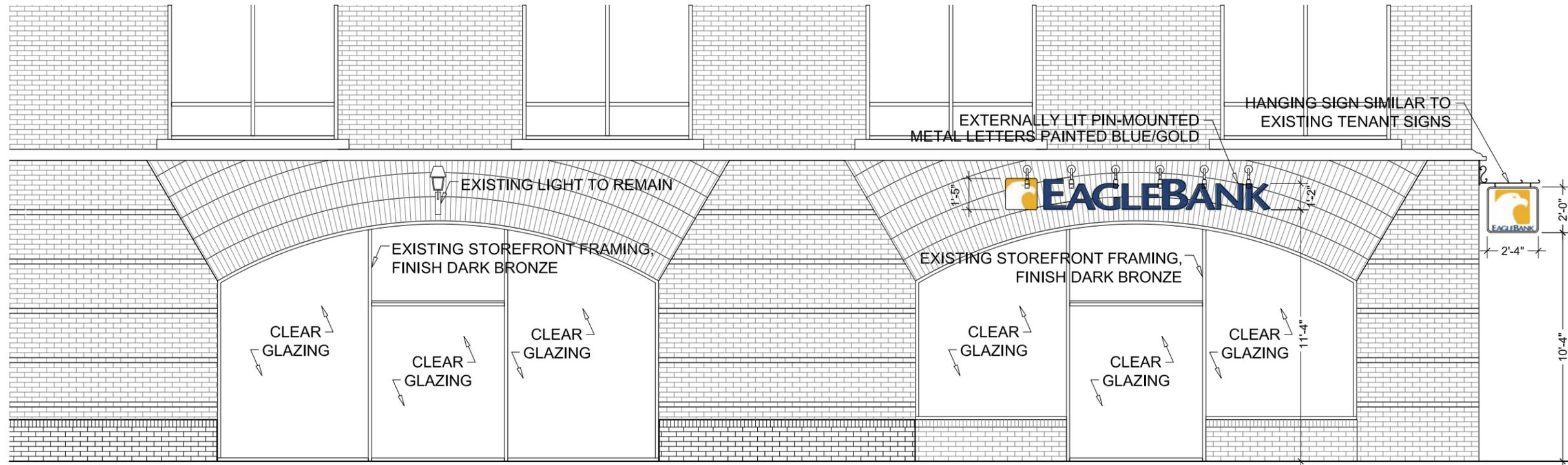
PROPOSED EXTERIOR ELEVATION
18-JULY-2012

PROJECT:
TITLE:
DATE:
FILE NAME:

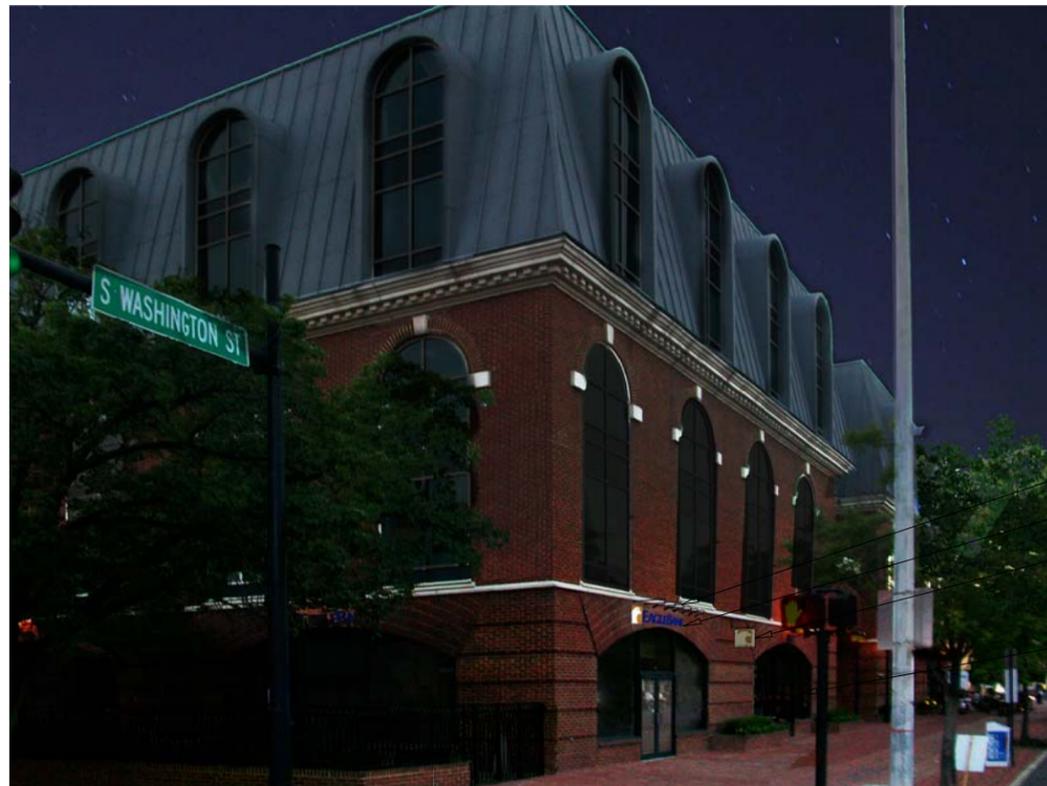
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A4

SHEET 4 OF 6



1
A5 **DUKE ST. ELEVATION: PROPOSED**
SCALE: 3/16" = 1'-0"



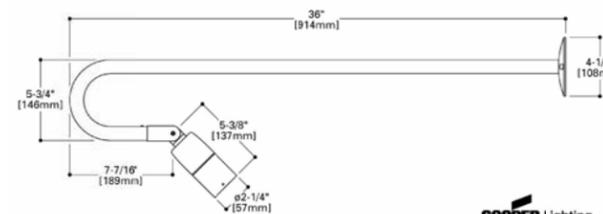
- LED SPOTLIGHTS
- PIN-MOUNTED METAL LETTERS
- HANGING SIGN SIMILAR TO OTHER TENANTS
- ATM RELOCATED TO VESTIBULE

NIGHT TIME RENDERING: CORNER OF DUKE & WASHINGTON
NOT TO SCALE

LUMIÈRE®



CAMBRIA
920
10W LED
Low Voltage
Sign Light



COOPER Lighting
www.cooperlighting.com

LED SPOTLIGHT
NOT TO SCALE

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ALEXANDRIA, VA 22314
TENANT BUILD-OUT

PROPOSED EXTERIOR ELEVATION
18-JULY-2012

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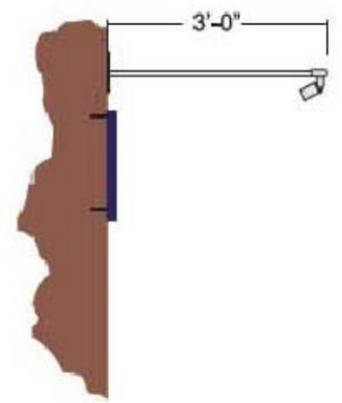
A5

SHEET 5 OF 6

FACE VIEW
SCALE: 1/2"=1'-0"



SIDE VIEW
SCALE: 1/2"=1'-0"



(2X) TWO SETS OF EXTERNALLY LIT FLAT CUT OUT LETTERS

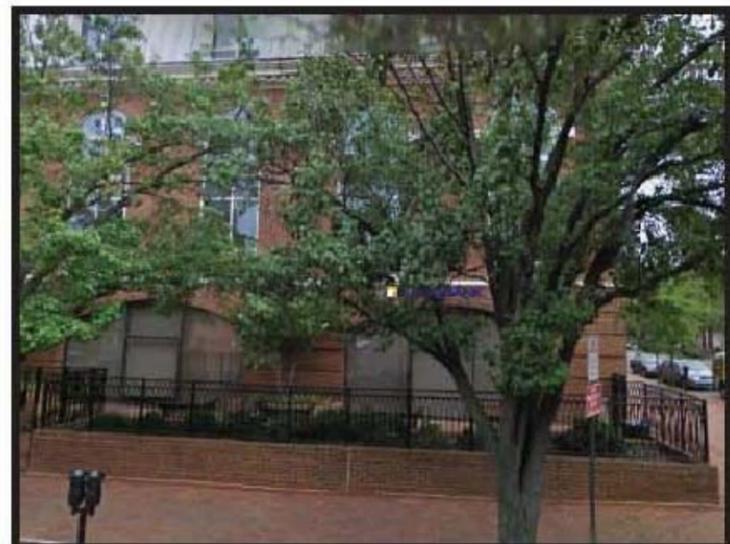
A 1/2" thick cut out white acrylic logo with screen printed Yellow PMS 131C logo. Sign to be pin mounted flat against brick wall.

B 1/2" thick cut out acrylic letters painted Dk. Blue PMS 2757C and pin mounted flat against brick wall.

C (6x) Six goose neck lamps CAMBRIA 920



Light to be removed



DUKE STREET



WASHINGTON STREET

PREPARED AND PROVIDED BY:

 401 HAMPTON PARK BLVD.
 CAPITOL HEIGHTS, MD 20743
 (PH) 240-765-1400
 (FAX) 240-765-1401
 WWW.ARTDISPLAYCO.COM

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NOTE: SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT.

EAGLE BANK
 277 S. WASHINGTON ST.
 ALEXANDRIA, VA

SALESPERSON:
 Rommel Pushendorf

DESIGNER:
 V_Solo

SCALE:

REVISIONS		
NO.	BY	DATE
1	VS	05/10/12
2	VS	06/04/12
3	VS	06/26/12
4	VS	07/17/12

APPROVED BY:
 CLIENT: _____
 SALESPERSON: _____
 PRODUCTION: _____
 INSTALLATION: _____
 NOTES: _____

SAVED AS: 2012-07-16 Eagle Bank (Channel Letters)
 PAGE: 1

EAGLEBANK: ALEXANDRIA
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A6

SHEET 6 OF 6

SIGN SHOP DRAWING

NOT TO SCALE

Docket Item # 2
BAR CASE #2012-0198

BAR Meeting
July 11, 2012

ISSUE: Alterations (signage and ATM)
APPLICANT: EagleBank by Jeffery Stoiber
LOCATION: 277 South Washington Street
ZONE: CD / Commercial

BOARD ACTION JULY 11, 2012: Deferred for restudy, 7-0.

SPEAKERS

Jeffery Stoiber, AIA, spoke in support of the application and outlined the scope of the project.

BOARD DISCUSSION

Dr. Fitzgerald expressed concern about the location of the ATM on Washington Street. He suggested that the ATM would be more appropriate if it was located on the Duke Street elevation.

Mr. Smeallie stated that he agreed with the comments made by the National Park Service regarding the location of the ATM and the use of halo-lit signage on the Parkway.

Mr. von Senden shared other Board members concerns with the proposed location of the ATM. He suggested that a design solution could be developed for the Duke Street elevation which incorporated lighting and a brick walkway.

Mr. Keleher had questions regarding the ATM's backplate material and agreed with the staff recommendation to utilize a matte finish.

Mr. Neale also shared the other Board members concerns about the proposed location of the ATM. He stated that he has previously worked on this building and has found the corner office space was not a prime location for an office due to traffic noise and direct sunlight and, therefore, the ATM relocation to this area would not be removing a prime office for the bank.

On a motion by Mr. Carlin, seconded by Mr. Smeallie, the Board voted to defer the application for further study. Mr. Carlin recommended that the architect look at installing canopies on the windows similar to what was previously approved by the BAR on Society Fair, relocate the ATM to the Duke Street elevation or within a vestibule on Washington Street, add additional

lighting for security at the ATM and eliminate the halo lighting on the signage. The motion passed, 7-0.

REASON

The Board was concerned about the ATM and sign lighting and their potential adverse impacts on Washington Street.

STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness with the conditions that:

1. That the proposed back plate not be a reflective silver and have a matte finish instead.
2. That the LED light strip for both the ATM and the wall signs be installed with dimmers with final illumination level to be approved by Staff in the field.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



CASE BAR2012-0198



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness at 277 S Washington Street for:

1. Two wall signs, each measuring 17.5 inches by 13.25 inches, to read “EagleBank.” One wall sign will be located above the entrance on South Washington Street and the second sign will be located above the easternmost bay on the Duke Street elevation. The wall sign will be halo-illuminated aluminum channel letters, painted white, gold and blue. The letters will be attached to a metallic silver back plate which will be attached to a raceway, painted to match the adjacent brick. The halo illumination will be provided by blue LED lights.
2. Removal of the existing double aluminum storefront entry doors and installation of a new ATM. The doors will be replaced with an aluminum frame to match the existing door’s rail and stile. The new glass “infill” panels will be a bronze spandrel glass and will have openings for the ATM and Night Depository equipment. The proposed ATM will measure 2 feet 2 inches by 2 feet 8 inches and the Night Depository will measure 2 feet 2 inches by 2 feet 4 inches. The ATM will have a small sign, the width of the machine. The ATM sign frame will have LED strip lights to externally illuminate the ATM sign and to provide required illumination for the ATM itself. The existing light fixture in the arch will remain.

II. HISTORY

The Atrium Building at 277 South Washington Street, formerly the headquarters of the Time-Life publishing group, was constructed in **1977**. It was a postmodern effort to use historicist references on a large-scale commercial building. It was designed by the Alexandria architectural firm of Michael and Michael. The original design was not approved by the Board (B.A.R. Minutes 10/1/1974). The compromise design which was built was approved by City Council, on appeal.

The BAR has approved signage for a number of past tenants located within the Atrium Building, including BAR Case # 2000-0079 (May 17, 2000), BAR Case # 2002-0276 (November 20, 2002) and BAR Case # 2005-0271 (December 7, 2005). The Board approved a sign plan for this building in January 1999 (BAR Case #98-0223, January 20, 1999). The BAR has also approved exterior alterations to the building itself, BAR Case # 97-0189 (September 17, 1997). The BAR most recently approved a new trash enclosure for the building on April 6, 2011 (BAR CASE # 2011-0051).

In October 2011, the BAR approved a wood hanging sign (12.5 square feet), two aluminum compact fluorescent sign lights installed in brick planter, two new copper awnings over existing doorways on the South Washington Street elevation, two custom metal scroll ornaments on the interior of the glass transom above the copper awnings, and one new air intake louver and three new air vents on the north elevation (BAR Case #2011-0246) for the retail tenant in the northern part of the Washington Street first floor storefront, Society Fair. In February 2012, the Board approved additional signage—window decals—for the same tenant (BAR Case #2012-0015).

III. ANALYSIS

The proposed project complies with Zoning Ordinance regulations.

Signs

The applicant is proposing two wall signs, one on each elevation of this corner building. The *Criteria & Standards for Administrative Approval for Signs within the Historic Districts* generally allows for the administrative approval of three signs for a corner building. Staff therefore supports the location and number of wall signs (two) at this location and notes that the Duke Street elevation will be significantly less visible than the Washington Street elevation. The Board has approved a number of sign proposals for halo-lit channel letters, including at 503 King Street (CVS, BAR Case # 2010-0343) and, most recently, 100 South Fairfax Street (Burke & Herbert Bank & Trust, BAR Case # 2011-0325). The Board has expressed a preference that such illumination generally not be installed on historic buildings and has found halo illuminated channel letters to be appropriate only in certain circumstances. Although the Atrium Building, a five-story contemporary building with an over-scaled mansard roof, has no historic merit, it is located prominently on the George Washington Memorial Parkway and immediately adjacent to buildings of significant historic merit. The Board generally encourages signs to target pedestrians rather than automobiles, even with the expansive nature of Washington Street and the wide sidewalk. Staff finds the proposed size and location of the signage to be appropriate and pedestrian scaled.

However, with respect to the proposed back plate, off of which the halo illumination will reflect, Staff is concerned with the architectural character of the reflectivity of the proposed metallic silver finish on the back plate. The BAR had expressed similar concerns while reviewing the recent Burke & Herbert Bank signs and these concerns were later muted by the applicant. Staff can support the use of a back plate but only if it has a neutral color with a matte finish and if the LED lighting level is approved by Staff in the field using a sign mock-up or on the installed signs using dimmers, as is the Board's standard condition for this new lighting technology.

ATM

All ATMs must be in compliance with Sec. 7-1800 of the Zoning Ordinance (adopted 11/16/2002), which regulates ATMs and similar machines on the exterior of buildings in the historic districts. In order to be compliant with the Zoning Ordinance requirements, the lighting must be the minimum possible to meet safety requirements and shall not exceed 2.0 foot candles measured at a radius of five feet from the source.

Staff finds that the proposed ATM will meet the minimum requirements set forth in the Zoning Ordinance for ATMs within the historic district. The *Design Guidelines* state that "ATM machines should not be located on the most visually prominent or architecturally important façade" and that they "should be as small as possible" with "as low a level [of lighting] as possible. As a building occupying an entire half block, the Atrium Building has three front elevations. While Staff's initial preference was to locate the ATM within a lobby or vestibule, Staff recognizes the applicant's desire to have the ATM on the exterior. While the ATM will be located on a street-facing elevation, the ATM itself will not be a prominent feature and will not detract from the building's primary lobby entrance or the entrances to the retail tenants. The scale of the existing building prevents the 5.7 square foot ATM from being visually obtrusive on this section of Washington Street. Further, the proposed installation of the ATM within a glass panel in an existing bay is an alteration that is easily reversible in the future. The proposed sign

above the ATM is appropriate with respect to size and Zoning Ordinance requirements. In order to minimize excessive illumination, Staff recommends that the LED strip lighting at the ATM be installed with an adjustable dimmer and that the final approval of lighting levels be determined in the field.

It is important to note that the National Park Service reviewed this application and recommended that the applicant examine moving the ATM and other improvements to the second doorway on the right of the entrance over to the Duke Street side of the building. NPS suggests keeping the four archway entrances along the Washington Street side more uniform to decrease the visual clutter.

BAR staff fully supports the Park Service's effort to reduce visual clutter on the Parkway at every opportunity and has supported putting the ATM on side elevations in the past, such as the Wells Fargo on N. Washington St. However, in this case the Duke Street elevation is set well back from the street behind a landscape terrace and trees and, as is evident in the applicant's photos, is not visible enough to insure public safety at night while using the ATM. For this reason, Staff supports the modestly sized ATM proposed on the Washington Street frontage if the light level is kept to the minimum necessary, to be confirmed with Staff in the field.

STAFF

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

National Park Service:

Our comment on this project is that given one of our main goals is to clear Washington Street of visual clutter - has the applicant examined moving the ATM and other improvements to the second doorway on the right of the entrance over to the Duke Street side of the building? We're aware that the building is modern, but keeping the four archway entrances along the Washington Street side more uniform would certainly decrease the visual clutter

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building, sign and electrical permits are required for the project. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alteration as well as layouts and schematics of the new work being performed.

- C-2 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 All signs shall conform to VCC Appendix “H” as amended
- C-4 All sign applications shall include;
- Size and type of sign
 - Method of attachment including number and type of fasteners
 - Maximum projection, minimum height above grade, and whether the sign is illuminated or non-illuminated
- C-5 A separate circuit is required for illuminated outdoor signs per NFPA #70, 2008 Section 600.5.
- C-6 Required accessibility to Automatic Teller Machines for persons with disabilities must comply with USBC.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

FINDINGS

- F1. Proposed alterations are located outside of the Public Right of Way, a portion of the brick sidewalk is located within the property line. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria’s Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C3. Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00198 at 277 South Washington Street



1 SITE PLAN
A1 NOT TO SCALE



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A1

SHEET 1 OF 6

SITE PLAN
 08-JUNE-2012



PHOTO: CORNER OF DUKE & WASHINGTON
 NOT TO SCALE



PHOTO: ELEVATION @ WASHINGTON
 NOT TO SCALE



PHOTO: OPPOSITE CORNER OF BLDG
 NOT TO SCALE

EAGLEBANK: ALEXANDRIA
 277 S. WASHINGTON ST.
 ALEXANDRIA, VA 22314
 TENANT BUILD-OUT

EXISTING PHOTOS
 08-JUNE-2012

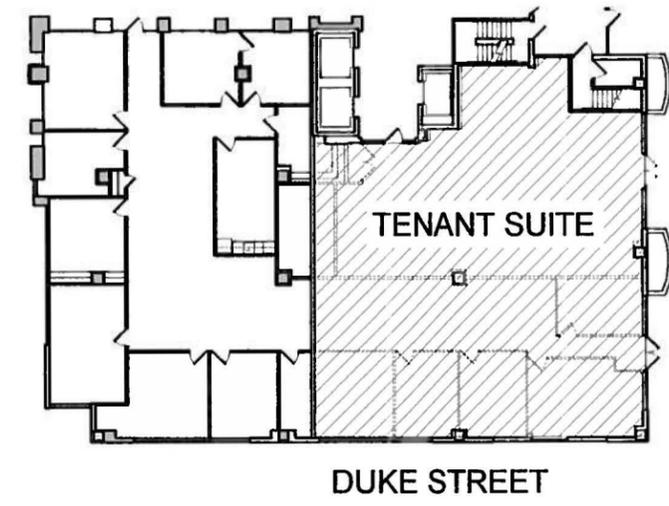
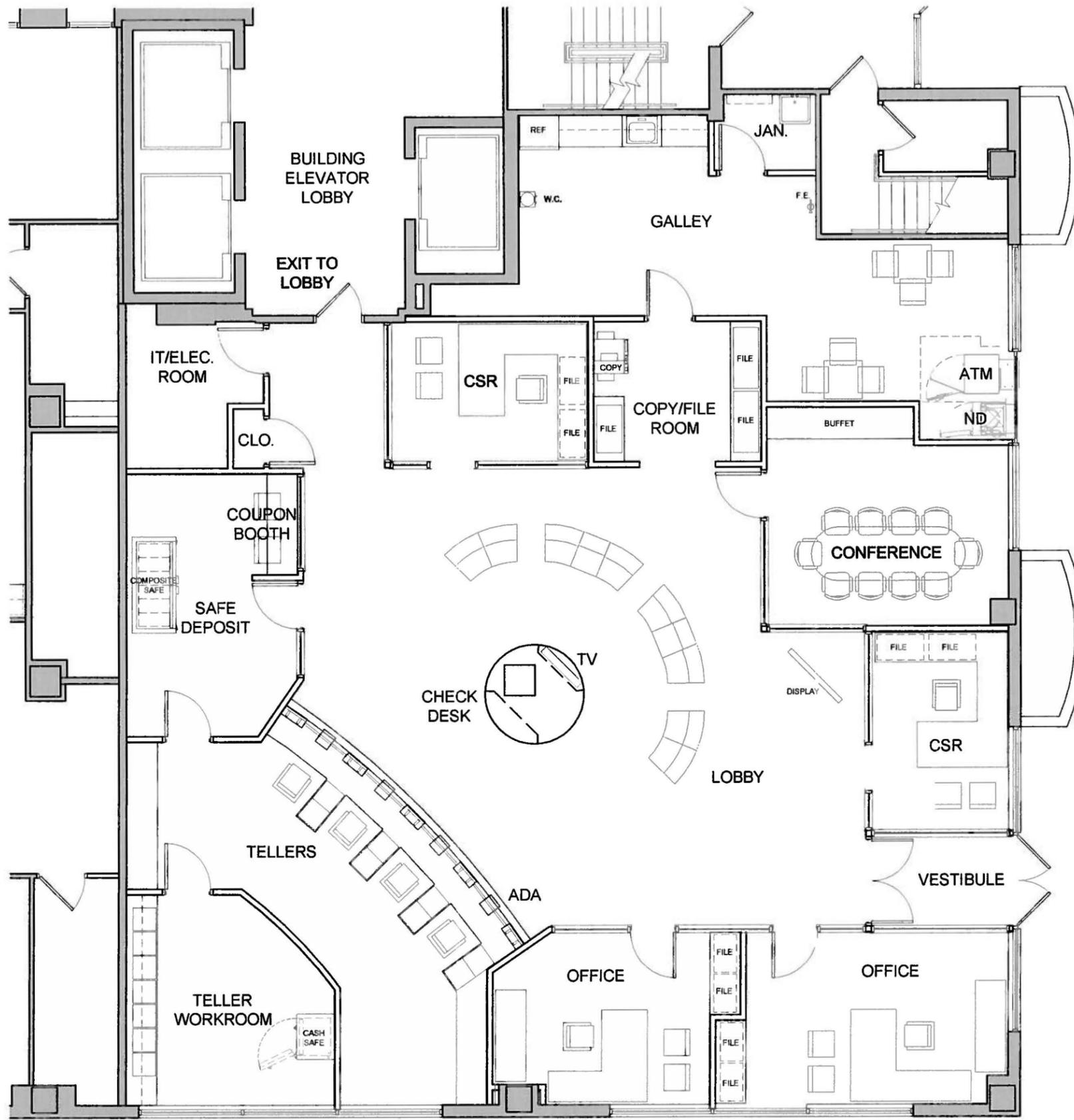
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A2

SHEET 2 OF 6



KEY PLAN
NOT TO SCALE

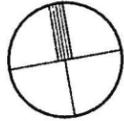


1
A3

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY KW
SDPFAL.DWG 0 4'0" 8'0" 12'0" 16'0"



EAGLEBANK: ALEXANDRIA
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TENANT BUILD-OUT

PROPOSED FLOOR PLAN
08-JUNE-2012

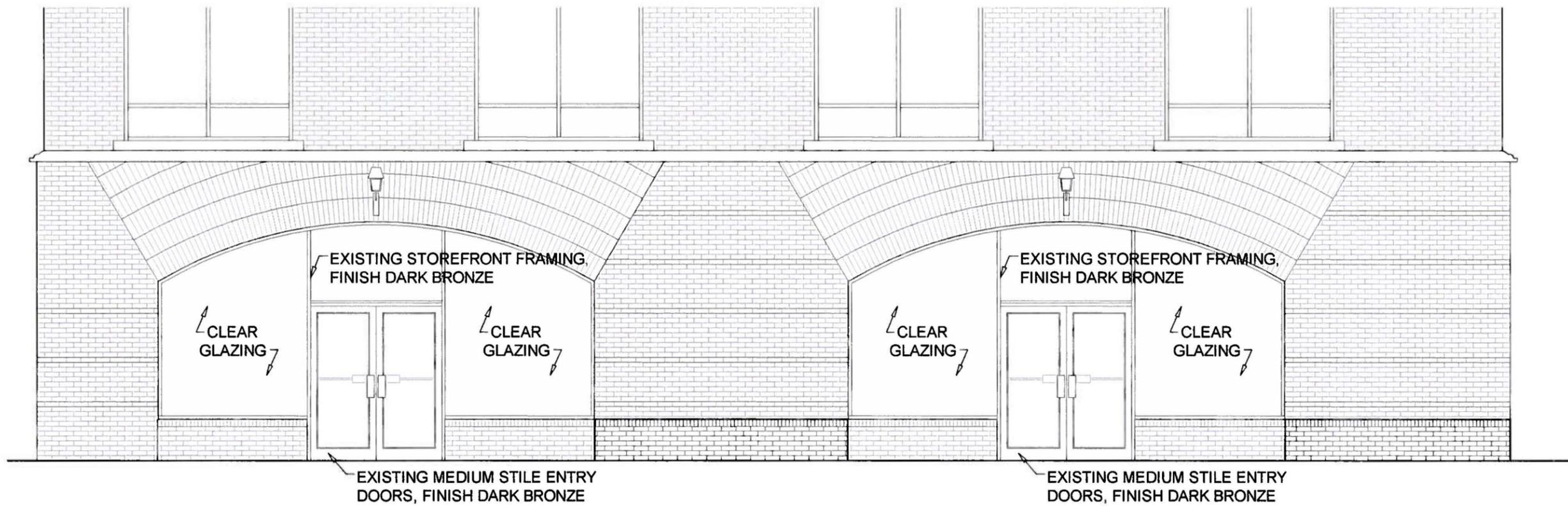
PROJECT:
TITLE:
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FILE NAME:

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Architecture - Interiors

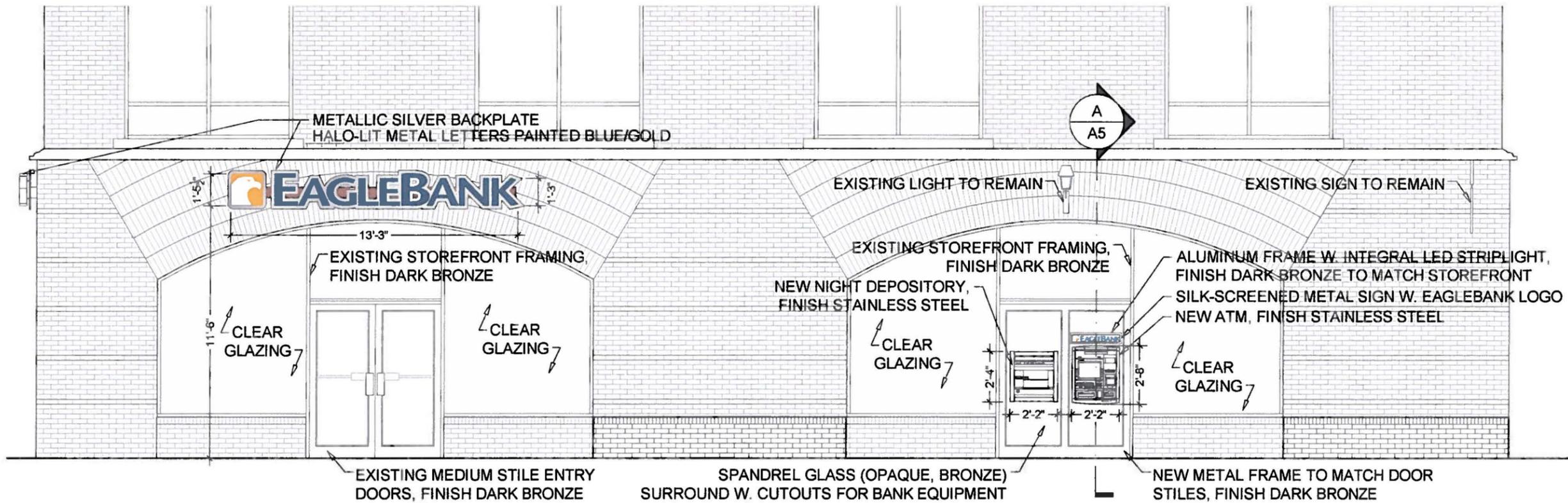
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Washington, DC 20009
F 202.986.7606
P 202.986.4700

A3

SHEET 3 OF 6



1
A4 **EXTERIOR ELEVATION: EXISTING**
SCALE: 3/16" = 1'-0"



2
A4 **EXTERIOR ELEVATION: PROPOSED**
SCALE: 3/16" = 1'-0"

EAGLEBANK: ALEXANDRIA
277 S. WASHINGTON ST.
ALEXANDRIA, VA 22314
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PROPOSED EXTERIOR ELEVATION
11-JUNE-2012

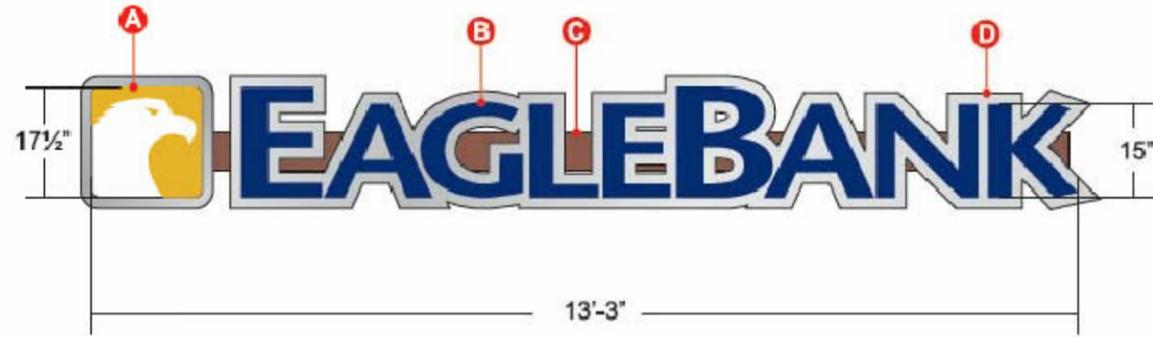
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SHEET 4 OF 7

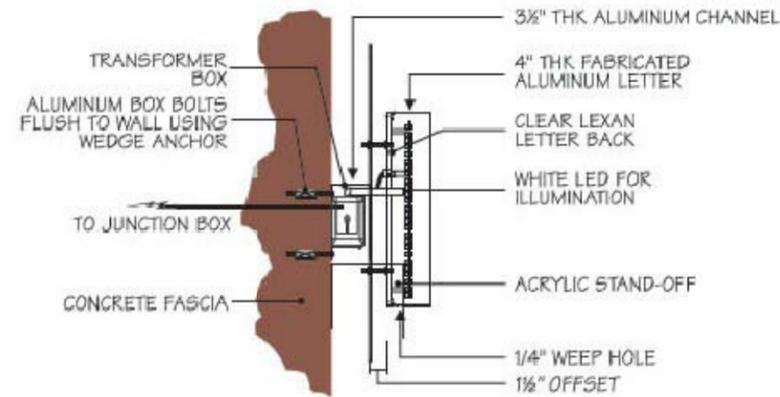
FACE VIEW
SCALE: 1/2"=1'-0"



(2X) TWO SETS OF HALO LIT CHANNEL LETTERS

- A** 4" deep fabricated HALO LIT aluminum sign cabinet. Sides to be painted Gold PMS 131C. Face to be painted White and Gold PMS 131C. Sign back to be made of clear acrylic for halo illumination. Illumination to be provided by Amber LED lights. Sign box to be mounted 1/2" offset from back plate.
- B** 4" deep fabricated HALO LIT aluminum channel letters. Letters to be painted Blue PMS 2758C. Illumination to be provided by Blue LED lights. Letters to be mounted 1 1/2" offset from back plate.
- C** 3 1/2" deep x 5" high fabricated aluminum raceway painted to match existing brick. Raceway will be anchored through mortar joints with 3/8"x3" wedge anchor bolts.
- D** Cut out aluminum back plate to be painted Metallic Silver and installed flat against raceway.

**HALO LIT CHANNEL LETTER
INSTALLATION DETAIL**



Light to be removed



DUKE STREET



WASHINGTON STREET

PREPARED AND PROVIDED BY:



401 HAMPTON PARK BLVD,
CAPITOL HEIGHTS, MD 20743
(PH) 240-755-1400
(FAX) 240-765-1401
WWW.ARTDISPLAYCO.COM

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EAGLE BANK
277 S. WASHINGTON ST.
ALEXANDRIA, VA

SALESPERSON

Rommel Pushendorf

DESIGNER

V_Solo

SCALE

REVISIONS

NO.	BY	DATE
1	VS	05/10/12
2	VS	06/04/12
3	VS	06/26/12

APPROVED BY

CLIENT

SALES/PM

PRODUCTION

INSTALLATION

NOTES:

SAVED AS 2845-03vs Eagle Bank (Channel Letters)

PAGE: 1

EAGLEBANK: ALEXANDRIA
277 S. WASHINGTON ST.
ALEXANDRIA, VA 22314
TENANT BUILD-OUT

PROJECT:

TITLE:
DATE:
FILE NAME:

Stoiber + Associates
Architecture - Interiors

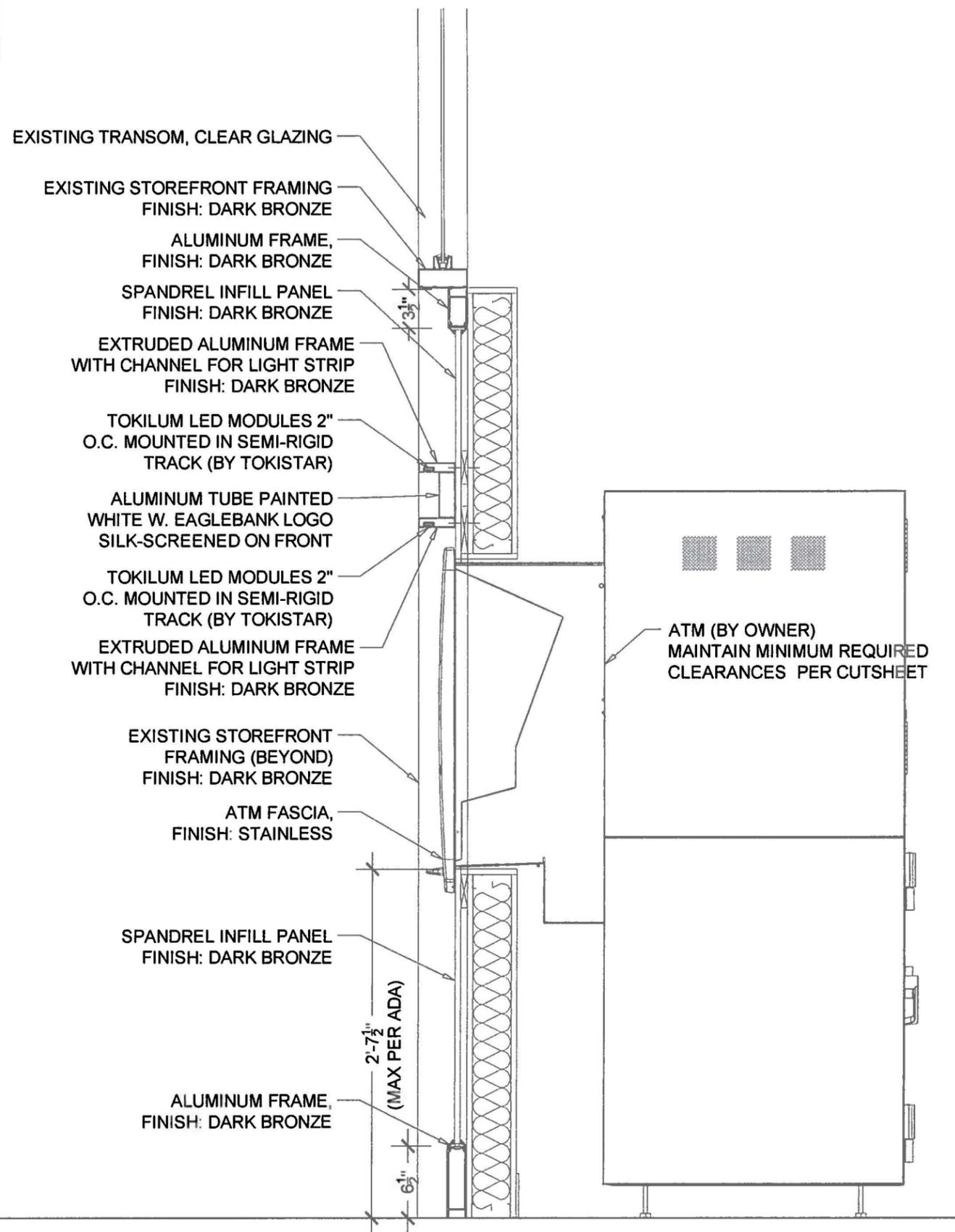
www.stoiberandassociates.com

1621 Connecticut Avenue NW, #200 F 202.986.7606
Washington, DC 20009 P 202.986.4700

SIGN SHOP DRAWING
11-JUNE-2012, REVISED 26-JUNE-2012

A5

SHEET 5 OF 7



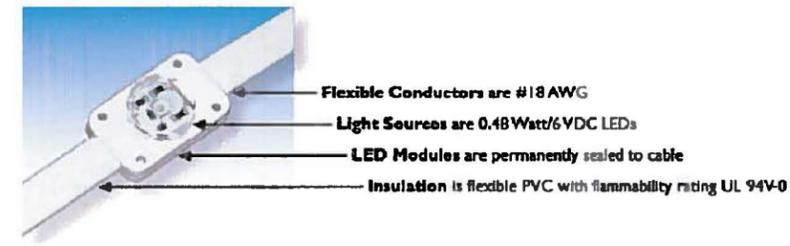
1
A7 SECTION @ ATM: PROPOSED
SCALE: 1" = 1'-0"



TokiLum | Technical

General Info Slide Show Light Sources Products Technical Downloads

Specifications



All plastic components are resistant to Ultraviolet Light in accordance with standard UL 746C.
This product is protected under U.S. and Foreign Patents.

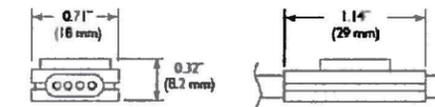


Wet-Location Listed

LUM - 50 - IW

TokiLum is available in LED module spacings of 2" and 4". LEDs can be specified 3000K or 6500K.

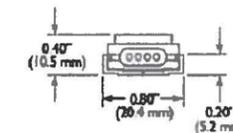
LED Spacing		LED		
Code	Spacing	Code	Kelvin	Watts/Volts
50	2" (50 mm)	IW	3000K	0.48W / 6VDC
100	4" (100 mm)	WH	6500K	0.48W / 6VDC



Mounting Options

Mounting Track

Part #: TRI-MT
LED modules snap into a semi-rigid track. The track is fastened with screws, hi-bond adhesive tape or construction adhesive.



TOKISTAR LED CUTSHEET
NOT TO SCALE

EAGLEBANK: ALEXANDRIA
277 S. WASHINGTON ST.
ALEXANDRIA, VA 22314
TENANT BUILD-OUT
ATM SECTION & LIGHTING
11-JUNE-2012

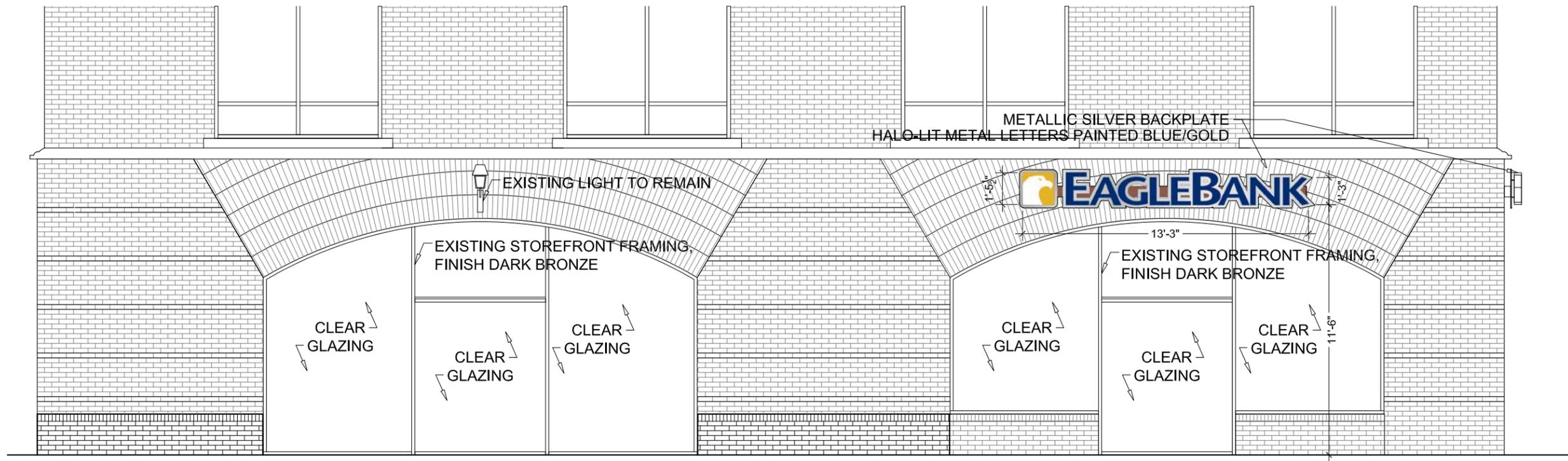
PROJECT:
TITLE:
DATE:
FILE NAME:

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Architecture • Interiors

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Washington, DC 20009 P 202.986.4700

A7

SHEET 7 OF 7



1
A8 **DUKE ST ELEVATION: PROPOSED**
SCALE: 3/16" = 1'-0"



- GOLD LED HALO-LIGHT
- BLUE LED HALO-LIGHT
- SOLID-FRONT METAL LETTERS
- ATM SIGN ILLUMINATED BY LED STRIPLIGHT

NIGHT TIME RENDERING: CORNER OF DUKE & WASHINGTON
NOT TO SCALE

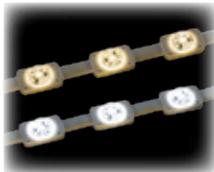
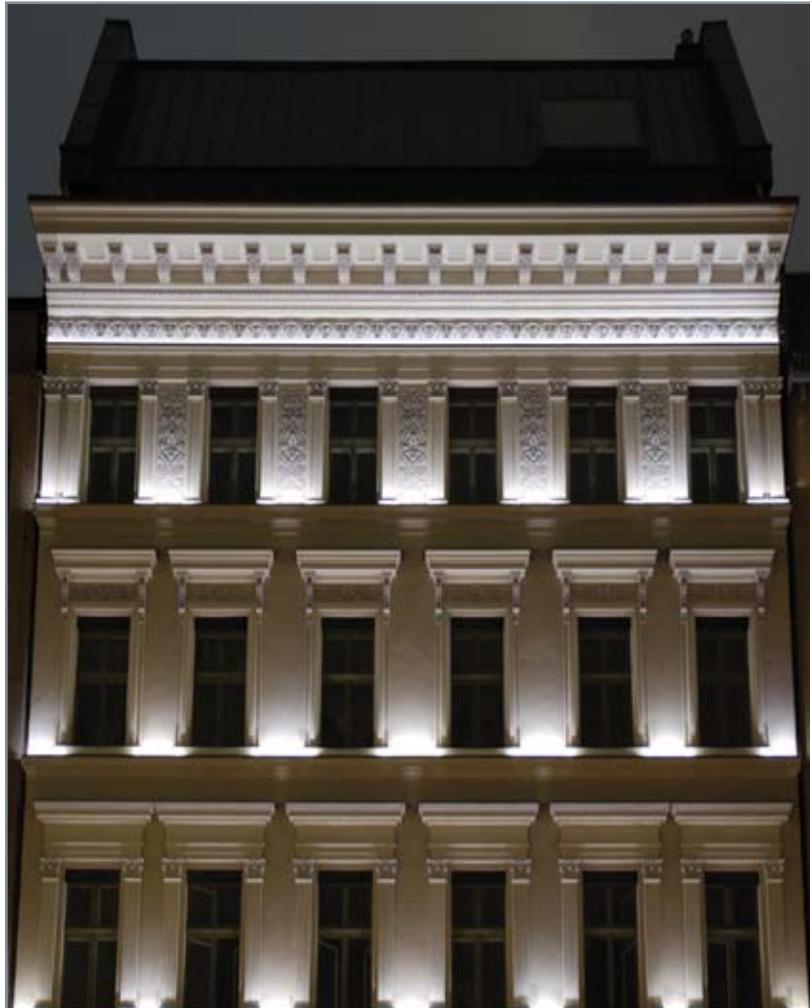
EAGLEBANK: ALEXANDRIA
277 S. WASHINGTON ST.
ALEXANDRIA, VA 22314
TENANT BUILD-OUT
PROPOSED EXTERIOR ELEVATION
26-JUNE-2012

PROJECT:
TITLE:
DATE:
FILE NAME:

Stoiber + Associates
Architecture • Interiors
www.stoiberandassociates.com
1621 Connecticut Avenue NW, #200
Washington, DC 20009
F 202.986.7606
P 202.986.4700

TOKiSTAR

TokiLum



TOKISTAR LIGHTING



TokiLum™

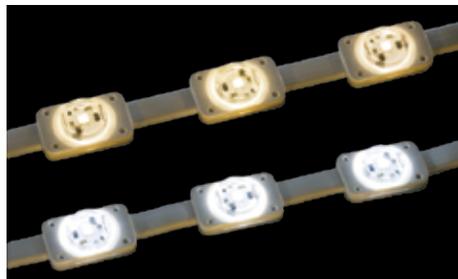
TokiLum uses high-output LEDs to provide an indirect wash of light on building facades, underneath step-nosings and from within very shallow ceiling coves. In exposed applications, the LEDs create distinct points of vibrant light.

TokiLum LED modules are tightly sealed within an all-environment package and approved for use in wet-location settings. The system operates efficiently at 6VDC. This lower voltage produces very little heat, adding to TokiLum's reliability.



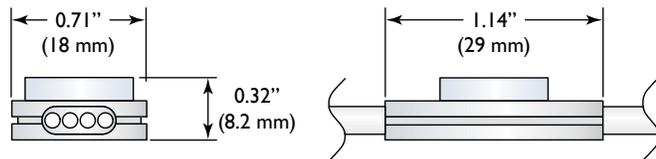
How to Specify

TokiLum is available in LED module spacings of 2" and 4". LEDs can be specified 3000K or 6500K.



LUM - 50 - IW

LED Spacing		LED		
Code	Spacing	Code	Kelvin	Watts/Volts
50	2" (50 mm)	IW	3000K	0.48 W / 6VDC
100	4" (100 mm)	WH	6500K	0.48 W / 6VDC



Specifications



All plastic components are resistant to Ultraviolet Light in accordance with standard UL 746C.

Flexible Conductors are #18 AWG

Light Sources are 0.48 Watt/6VDC LEDs

LED Modules are permanently sealed to cable

Insulation is flexible PVC with flammability rating UL 94V-0



Wet-Location Listed

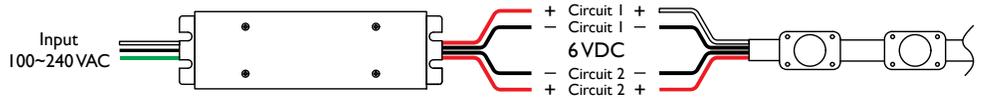
This product is protected under U.S. and Foreign Patents.



System Layout

Circuit Design

TokiLum fixtures have two independent Class 2 circuits. Each circuit is fed by one of the two outputs from the LED Driver.



Fixture Length

To minimize voltage drop and keep conductors safely within their ratings, do not exceed the maximum lengths shown for each independent fixture.

Maximum Run Lengths	
LED Spacing	Length
2" (50 mm)	20' (6 M)
4" (100 mm)	40' (12 M)

Secondary Lead Wires

The LED Driver may be located at a remote location. Distance from the fixture to the Driver, and the spacing of the LED modules on the fixture, determine the proper size of the secondary wire. This chart indicates recommended wire size based on these two variables.

Wire Size	2" O.C. LED Spacing	4" O.C. LED Spacing
	Wire Length	Wire Length
#16 AWG	24' (7.3 M)	12' (3.6 M)
#14 AWG	36' (11 M)	18' (5.5 M)
#12 AWG	48' (14.6 M)	24' (7.3 M)
#10 AWG	72' (22 M)	36' (11 M)

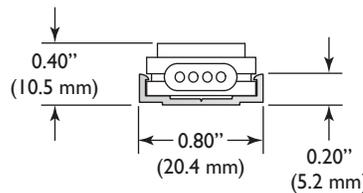
Mounting Options

TokiLum can be surface mounted to structures using our mounting track, panel fasteners or clamps.

Mounting Track

Part #: TRI-MT

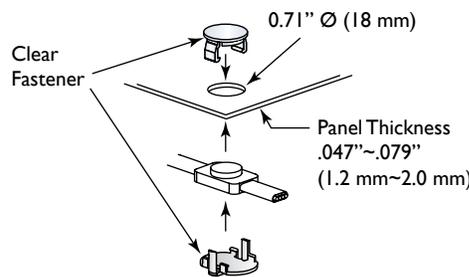
LED modules snap into a semi-rigid track. The track is fastened with screws, hi-bond adhesive tape or construction adhesive.



Panel Fasteners

Part #: TRI-PF

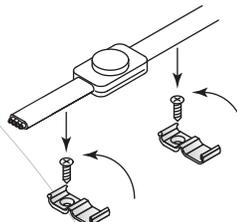
TokiLum is easily incorporated into display panels and signs with our panel fasteners. The LED module is inserted from behind, concealing all wiring.



Mounting Clamps

Part #: TRI-MC

For maximum flexibility, TokiLum can be attached with clamps. Each clamp is fastened with a screw concealed behind the fixture.

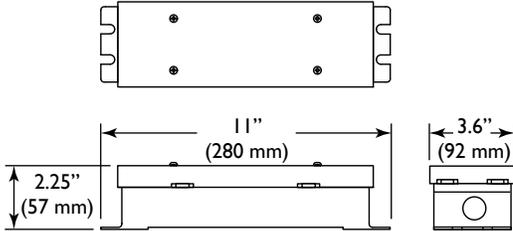


LED Driver

TokiLum is Wet-Location Listed when operated from our LED Drivers.



Tokistar's LDR6-60 is a 60 Watt UL Recognized Class 2 LED Driver used to convert an AC input into a 6VDC output. It may be operated from a wide range of input voltages. The enclosure is suitable for wet locations.



Specifications

Input Range: 100~240 VAC
 Frequency Range: 50/60 Hz
 Output: 6VDC (Adjustable +40% / -5%)
 Max. Output Current: 5.0A x 2 channels
 Max. Output Power: 30W x 2 channels
 Protection: Overload, Overcurrent, Short Circuit
 Operating Temperature: -30°C to +60°C

Mechanical Specifications

Dimensions: 3.6" x 11" x 2.25"
 Weight: 4 lbs
 Enclosure Rating: Nema 3/IP65
 Mounting: Flange Mount
 Connection: Knockouts for 1/2" Conduit

Compliance/Safety

UL 1310 Class 2
 CAN/CSA 22.2#9
 EN60950

TokiLum Capacity

0.48 Watt LEDs: 124 pieces

LED Dimmers

DMX Dimming System

Tokistar's LC-1CH-MULTI Dimmer Pack is compatible with industry-standard dimmers working on DMX or 0/1-10VDC protocol.



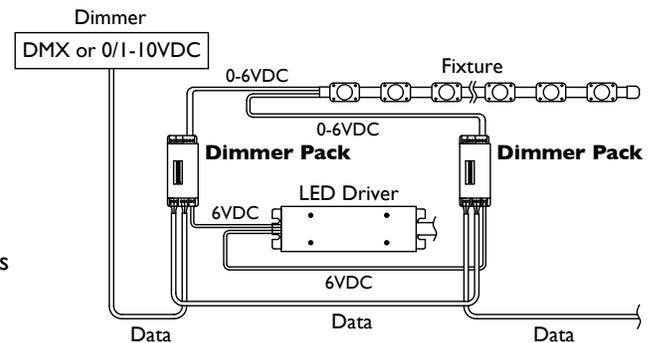
Part #: LC-1CH-MULTI

Max. Load: 30 Watts @ 6 VDC
 Environmental Rating: Dry Location/IP20
 Dimensions: 3/4" x 1-3/4" x 3-1/2"
 Weight: 50g / 0.11 lbs
 Listing: ETL Listed/CE Certified
 Operating Temperature: 0~+50°C

DMX Mode - Each unit is independently addressable. Up to 36 dimmer packs may be connected in series. For applications exceeding 36 dimmer packs, an additional feed from the DMX dimmer is required. The additional feed(s) can be sent directly from the dimmer, or you may specify DMX Splitters. Consult factory on details of DMX Splitters.

Analog Modes - For operation from devices using 0/1-10VDC protocol, up to 10 dimmer packs may be connected in series. For applications exceeding 10 dimmer packs, an additional feed from the analog dimming device is required.

Manual Mode - You may select a light intensity at which the fixtures will operate. In this case, no external dimming device is required.



LC Dimming System

This proprietary Dimming System provides full-range dimming of TokiLum LEDs. The system components connect with CAT5 cable. Up to 25 dimmer packs may be connected in series if the total length of all CAT5 cable does not exceed 165 feet from the wall dimmer to the last dimmer pack. CAT5 cables are included with units.



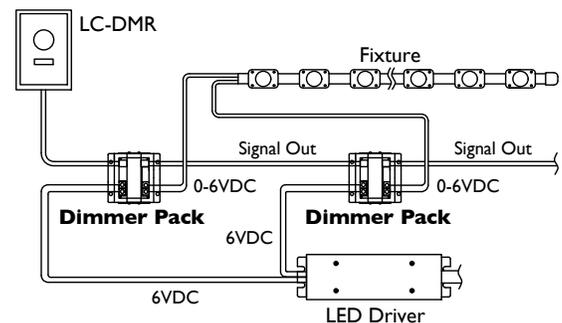
Part #: LC-DMR

The remote wall dimmer has a rotary dial and on/off switch. Power to the wall dimmer is provided from the LED Driver powering the first Dimmer Pack. A 50 foot CAT5 cable is provided with each unit.



Part #: LC-1CH-DP

Each dimmer pack receives one of the two 6VDC outputs from an LDR6-60 LED Driver. A CAT5 cable is provided with each unit. Size: 1-1/2" x 3-1/2" x 4-1/16"



TOKISTAR® LIGHTING INC.

1015 E, Discovery Lane • Anaheim, CA 92801

Tel: 714.772.7005 • Fax: 714.772.7014 • Toll free in U.S.A.: 877.340.7633

E-mail: info@tokistar.com • Web site: www.tokistar.com

ADDRESS OF PROJECT: 277 S. Washington St, Alexandria, VA 22314

TAX MAP AND PARCEL: 74.02 13-03 ZONING: CD

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: EagleBank

Address: 7815 Woodmont Ave

City: Bethesda State: MD Zip: 20814

Phone: (202) 986-4700 E-mail: tmurphy@eaglebankcorp.com

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: Jeffrey Stoiber

Phone: (202) 986-4700

E-mail: jstoiber@stoiberandassociates.com

Legal Property Owner:

Name: Atrium Building LLC

Address: Carr Properties, 1776 Eye St NW, Ste 500

City: Washington State: DC Zip: 20006

Phone: (202) 303-3080 E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other ATM installation in existing storefront opening
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Remove (1) set of existing double aluminum storefront entry doors and replace with an aluminum frame matching the door rails. The infill panels on either side of the center rail are proposed to be spandrel glass (bronze) with openings for the ATM and Night Depository equipment. Above the ATM we propose a metal sign with the EagleBank logo silk-screened on the outer surface. We propose the sign frame to house (2) LED striplights, one for washing the sign and one providing the required vertical illumination at the face of the equipment. Centered over the remaining entry doors on the Washington Street facade, we propose (1) set of halo-lit metal channel letters with solid front painted EagleBank blue and gold, and a second identical set over the first arch on the Duke Street facade. Total allowable sign area = 116.34 sf; Total proposed sign area = 39.04 sf

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project. Linear feet of tenant suite: Front: 57.42' Secondary: 58.92' Total = 116.34'

- ^{N/A} Linear feet of building: Front: 178.4' Secondary front (if corner lot): 246.8'
- Square feet of existing signs to remain: 0
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

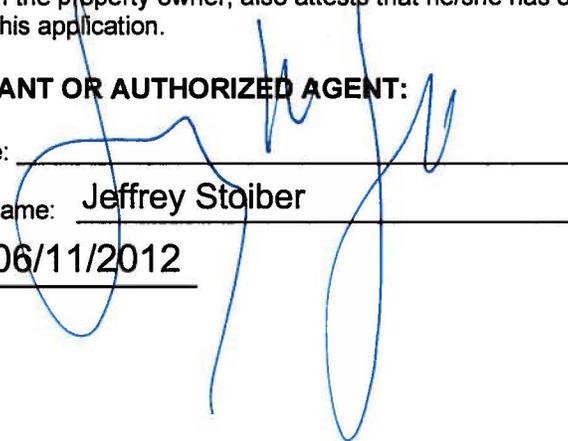
- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 
Printed Name: Jeffrey Stoiber
Date: 06/11/2012

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. EagleBank	7815 Woodmont Ave, Bethesda, MD	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 277 S. Washington St, Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Atrium Bldg LLC	1776 Eye St NW, Ste 500, Wash DC	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

06/11/2012

Jeffrey Stoiber

Date

Printed Name

Signature